

UNINCORPORATED MONTEREY COUNTY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	102,600
Annual Single-Family Units Permitted (1996-98, Avg.):	392
Annual Multi-Family Units Permitted (1996-98, Avg.):	159
Total Annual Residential Units Permitted (1996-98, Avg.):	551

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 14. Watershed / Aquifer Fees	Y
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	< 25%

v. Nexus Reports

-County Resolution (1998) - departmental fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: North Monterey County - south of Pajaro
Hillcrest Road - adjacent to Pajaro Valley Golf Course

iii. Expected Environmental Assessment Determination: Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-no street or infrastructure req'ts; curb, gutter, sidewalk, soundwall, landscaping, bus stops, traffic lights, undergrounding of any utilities, acceleration/deceleration lane tapers at project entrances, left turn lanes
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd, full street and infrastructure, utility undergrounding, curbs, gutters, sidewalks, st. lights
-Common Amenities / Open Space:	-no common amenities; slope / drainage / visual / scenic easements
-Project Management Requirements:	-Conditions of Approval; Development Agreement; Home Owners Association
-Typical Reporting:	-geotechnical, traffic, noise, biologic, wetlands, hydrology, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.00
Private Garage Valuation Price per Sq. Ft.	23.40
Total Valuation per Unit	229,360
Total Valuation per 25 Unit Subdivision Model	5,734,000

vi. Planning Fees:¹

Type / Fee Calculation	Per Unit	Fee Amount
Application / Filing Fee	flat	168
General Plan Amendment Fee	flat	4,927
Rezoning Fee	flat	2,590
Planned Unit Development Use Permit Fee	flat	2,672
Zoning Fee	flat per unit	252
Field Review Fee Prior to Application	flat	168
Pre-Application Conference	flat	1,000
Preliminary Map Fee	6111 flat + 238 / unit	12,061
Tentative Map Fee	10,946 flat + 238 / unit	16,896
Final Map Fee	1191 flat + 119 / unit	4,166
Landscape Review Permit / Fee	flat per unit	84
Initial Study / Environmental Assessment	flat	1,167
Cost of EIR and Dept'l Review	estimate + 50% departmental overhead	112,500
Mitigation Monitoring	flat	840
Subtotal Planning Fees		167,555

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Administrative Handling Fee	flat per unit	42
Pre-Application Site Inspection Fee	flat per project	84
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	1534.05
Architectural Plan Check Fee	65% of Bldg Permit	997
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.94
Fire Dept. Plan Check Fee	flat per unit	95
Fire Dept. Sprinkler Plan Check Fee	flat per unit	95
Public Works Improvement Plan Check	335 flat + 65/1000 sf pavement up to 10K + 45/1000 add'l	2,875

Grading Plan Check Fee	schedule based on CY		225
Grading Permit Fee	schedule based on CY		700
Blueprint, Microfilm, Copy Fees	1/sheet		30
New Address Fee / House Numbering	flat per unit	79	1,975
Electrical Permit Fee	per fixture count	200.50	5,013
Plumbing Permit Fee	per fixture count	163.25	4,081
Mechanical Permit Fee	per fixture count	51.25	1,281
Subtotal Plan Check, Permit & Inspection Fees			85,914

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Pajaro USD Impact Fee	1.93 / sf	4,825	120,625
Landscape, Lighting & Maint. Dist. Fee	flat per unit	20	500
North County Fire Dept District Fee	.29 / sf	841	21,025
Co. Env'tl Health Dept Sanit. Sewer Subd'n Fee	flat		1,275
Co. Sanitation Dist. - Connection Fee	flat per unit	1,000	25,000
Co. Sanitation Dist. - Sewer Inspection Fee	flat per unit	150	3,750
Co. Sanitation Dist. - Assessment Dist Fee	flat per unit	323	8,075
Co. Sanitary Sewer Connection - Pub. Works	flat per unit	500	12,500
Co. Water Connection Fee - Pub. Works	flat per unit	1,000	25,000
Sunny Mesa - Sanitary Sewer District Fee	flat per unit	4281.12	107,028
Sunny Mesa - Water District Fee	flat per unit	2,500	62,500
Co. Regional Traffic Impact Fee	flat per unit	2,000	50,000
Co. Water Impact Fee (North County)	flat per unit	1,000	25,000
Co. Quimby Park Fee ⁴	formula		56,250
Co. Affordable Housing In-Lieu Fee ²	per formula		208,088
Subtotal Infrastructure, Impact & District Fees			726,616

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	980,085
Total Fees per Unit (total from above / 25 units)	39,203

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Castroville
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructure standards; driveway and apron
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.00
Private Garage Valuation Price per Sq. Ft.	23.40
Total Valuation per Model	229,360

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Zoning Fee	flat per unit	252	252
Landscape Review Permit / Fee	flat per unit	84	84
Subtotal Planning Fees			336
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Administrative Handling Fee	flat per unit	42	42
Pre-Application Site Inspection Fee	flat per project		84
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	1534.05	1,534
Architectural Plan Check Fee	65% of Bldg Permit	997	997
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.94	23
Fire Dept. Plan Check Fee	flat per unit	95	95
Fire Dept. Sprinkler Plan Check Fee	flat per unit	95	95
Grading Plan Check Fee	schedule based on CY		150
Grading Permit Fee	schedule based on CY		376
Blueprint, Microfilm, Copy Fees	1/sheet		15
Electrical Permit Fee	per fixture count	200.50	201
Plumbing Permit Fee	per fixture count	163.25	163
Mechanical Permit Fee	per fixture count	51.25	51
Subtotal Plan Check, Permit & Inspection Fees			3,826
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
North Mont. County USD Impact Fee	1.93 / sf	4,825	4,825
North County Fire Dept District Fee	.29 / sf	841	841
Co. Sanitation Dist. - Connection Fee CSA14	flat per unit	100	100
Co. Sanitation Dist. - Sewer Inspection Fee	flat per unit	100	100
Co. Sanitary Sewer Connection - Pub. Works	flat per unit	500	500
Co. Water Connection Fee - Pub. Works	flat per unit	1,000	1,000
Castroville Water District Fee	flat per unit	2,550	2,550
Reg'l Traffic Impact Fee	flat per unit	2,000	2,000
Subtotal Infrastructure, Impact & District Fees			11,916
ix. Totals			
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			16,078

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Greater Monterey Peninsula - west of Laguna Seca Bishop Ranch @ Rancho Monterey
iii. Expected Environmental Assessment Determination:	Full EIR
iv. Typical Jurisdictional Requirements for this Model:	
-Off-Site Improvements:	-no street or infrastructure req'ts; curb, gutter, sidewalk, soundwall, landscaping, bus stops, traffic lights, undergrounding of any utilities, acceleration/deceleration lane tapers at project entrances, left turn lanes
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd, full street and infrastructure, utility undergrounding, curbs, gutters, sidewalks, adequate lighting
-Common Amenities / Open Space:	-no specific open space req't; tot lot, club house, pool, rec.facilities negotiated
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-geotechnical, traffic, noise, biologic, wetlands, hydrology, archaeological

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	77.85
Private Garage Valuation Price per Sq. Ft.	23.40

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
Application / Filing Fee	flat		168
General Plan Amendment Fee	flat		4,927
Rezoning Fee	flat		2,590
Planned Unit Development Use Permit Fee	flat		2,672
Zoning Fee	flat per unit	252	11,340
Field Review Fee Prior to Application	flat		168
Pre-Application Conference	flat		1,000
Design Review	flat		252
Landscape Review Permit / Fee	flat per project	168	168
Initial Study / Environmental Assessment	flat		1,167
Cost of EIR and Dept'l Review	estimate + 50% departmental overhead		112,500
Mitigation Monitoring	flat		840
Subtotal Planning Fees			136,952

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Administrative Handling Fee	flat per unit	42	1,890
Pre-Application Site Inspection Fee	flat per project		84
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	per building	20,055
Architectural Plan Check Fee	65% of Bldg Permit	per building	13,036
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.25	371
Fire Dept. Plan Check Fee - Salinas Rural FD	52.90/hr @ min 2 hrs		106
Fire Dept. Inspection Fee - Salinas Rural FD	.03/sf (1200 sf/unit)	36	1,620
Public Works Improvement Plan Check	335 flat + 65/1000 sf pavement up to 10K + 45/1000 add'l		3,163
Grading Plan Check Fee	schedule based on CY		195
Grading Permit Fee	schedule based on CY		600
Blueprint, Microfilm, Copy Fees	1/sheet		30
New Address Fee / House Numbering	flat per unit	79	3,555
Electrical Permit Fee	per fixture count	133.25	5,996
Plumbing Permit Fee	per fixture count	145.75	6,559
Mechanical Permit Fee	per fixture count	51.25	2,306
Subtotal Plan Check, Permit & Inspection Fees			59,566

viii. Infrastructure, Impact & District Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Salinas UHSD Impact Fee	1.56 / sf	1,560	70,200
Salinas Rural Fire Dept District Fee	.18 / sf (1200sf/unit)	216	9,720
Co. Env't'l Health Dept Sanit. Sewer Dev't Fee	flat		1,275
Co. Sanitary Sewer Connection - Pub. Works	flat per unit	500	22,500
Co. Water Connection Fee - Pub. Works	flat per unit	1,000	45,000
Co. Sanitation Dist. - Connection Fee	flat per unit	100	4,500
Co. Sanitation Dist. - Sewer Inspection Fee	flat per unit	100	4,500
Co. Sanitation Dist. - Assessment Dist Fee	flat per unit	914	41,130
Co. Reg'l Traffic Impact Fee - Rancho Mont. SP	flat per unit	10,000	450,000
Co. Quimby Park Fee ⁴	formula		35,438
Co. Affordable Housing In-Lieu Fee ³	per formula		1,115,937
Subtotal Infrastructure, Impact & District Fees			1,859,766

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	2,056,284
Total Fees per Unit (total from above / 45 units)	45,695

Notes: ¹Monterey County Planning Fees, as shown, are composed of various departmental apportionments, which are not shown here. Portions of each fee are distributed to the following departments: Planning, Building, Public Works, Environmental Health and the Water Resources Agency.

²Monterey County calculates its Affordable Housing Dedication In-Lieu Fee Formula based on a standard area value for the difference between a market rate unit and the sales/payment rate expected for a moderate income earner. For the North County area that standard rate is 55,490 per unit. The aff. hsg. set-aside for Monterey County is 15% of constructed units.

-Basic Formula: Difference Value @ 55,490 x 15% of units @ 3.75 = Total In-Lieu Fee of 208,088 for 25 unit subdivision.

³Affordable Housing Dedication In-Lieu Fee Formula for multi-family/townhouse dwellings are calculated in a similar manner using a Greater Monterey Peninsula area difference value of 165,324 per unit.

-Basic Formula: Difference Value @ 165,324 x 15% of units @ 6.75 = Total In-Lieu Fee of 1,115,937 for 45 unit MF devt.

⁴Monterey County charges park land dedication in-lieu fees (Quimby Fees) for projects undergoing land subdivision or for large MF projects severely impacting park facilities. Quimby Fees are calculated by a formula based on land valuation w/ the following assumptions: 3 residents per SF dwelling unit; 2.1 residents per MF dwelling unit; 3 acres required per 1000 residents; land valuation at the 25 unit subdivision site is estimated by a local realtor @ 250,000 per acre; land valuation at the 45 unit MF development site is estimated by another local realtor @ 125,000 per acre. The Park Land Dedication In-Lieu Fee calculation formula is:

$$\left[3 \text{ acres} \times \frac{(\text{Units} \times \text{No. persons per unit})}{1000 \text{ persons per acre}} \right] \times \$ \text{ valuation per acre}$$